

1.) SEED AND SOU NOTES - GENERAL LAWN AREAS:  
GENERAL LAWN AREAS - SHALL BE SODDED AS SHOWN WITH "ATHLETIC FIELD MIX - ERNMX-106" BY ERNST CONSERVATION SEEDS, INC. SEED MIX SHALL INCLUDE:

- 30% BLACK CAT II PERENNIAL RYEGRASS
- 30% RAPTOR I TALL FESCUE
- 15% CLEARWATER KENTUCKY BLUEGRASS
- 15% VOLT KENTUCKY BLUEGRASS
- 10% ANNUAL RYEGRASS

PREFERRED DATES FOR SEED/SOD INSTALLATION SHALL BE DURING THE PERIODS OF EITHER APRIL 1ST TO MAY 31ST OR AUGUST 15TH TO OCTOBER 16TH.

2.) SIDE SLOPES - SHALL BE SEEDED WITH "SOLAR FARM SEED MIX - ERNST -186" BY ERNST CONSERVATION SEEDS, IINC. SEED MIX SHALL INCLUDE:

- 35% CREEPING FESCUE
- 35% CHEWINGS FESCUE
- 10% HERON HARD FESCUE
- 10% CHARIOTS HARD FESCUE
- 5% BLACKJACK KENTUCKY BLUEGRASS
- 5% CLEARWATER KENTUCKY BLUEGRASS

SEED SHALL BE INSTALLED DURING THE PERIODS OF EITHER APRIL 1ST TO MAY 31ST OR AUGUST 15TH - OCTOBER 16TH

3.) THE CONTRACTOR WILL BE RESPONSIBLE FOR RE-ESTABLISHING ALL AREAS DISTURBED BY CONSTRUCTION. THE SEEDING/SODDING WILL BE IN ACCORDANCE WITH FREEHOLD SOIL CONSERVATION DISTRICT STANDARDS.

4.) SLOPED AREAS 3:1 AND GREATER SHALL RECEIVE IN COMBINATION WITH THE ABOVE SPECIFIED GRASS MIX ARE AN EROSION CONTROLLING MIX FROM TERRA AMERICA, PINELANDS NURSERIES, COLUMBUS, NJ, MODEL # CS2 OR APPROVED EQUAL.

5.) IRRIGATION TO BE PROVIDED IN COMMON AREAS AND CONTROLLED BY THE HOME OWNER ASSOCIATION.

DO NOT INSTALL PROPOSED PLANT MATERIAL DIRECTLY ON TOP OF ANY PROPOSED OR EXISTING UNDERGROUND UTILITIES. FIELD ADJUST MATERIAL AS NEEDED FOR BOTH ABOVE AND BELOW GRADE FEATURES AS DIRECTED BY THE PROJECT PROFESSIONAL TO ACCOMMODATE ANY POTENTIAL CONFLICTS.

SEEDED LAWN (TYP.)

SODDED LAWN (TYP.)

APPROXIMATE CANOPY SIZE

EXISTING DECIDUOUS TREE TO REMAIN

137

EXISTING EVERGREEN TREE TO REMAIN

EXISTING TREE TO REMAIN INVENTORY IDENTIFICATION NUMBER

S INDICATES A STATEMENT TREE (TO BE 4-4.5" CALIPER)

1. EXISTING TREE PROTECTION FENCING SHALL CONSIST OF ORANGE SNOW FENCE TO BE INSTALLED PRIOR TO THE START OF CONSTRUCTION AS SHOWN ON THE LANDSCAPE PLAN. FENCING SHALL BE PLACED AT THE DRP LINE OF TREES WHEREVER FEASIBLE.
2. EXISTING TREES SHALL BE SELECTIVELY PRUNED AND THINNED AS ADVISED BY A LICENSED LANDSCAPE PROFESSIONAL IN ORDER TO REMOVE ALL DISEASED AND DEAD LIMBS. BED LINES SHALL BE CREATED AS SHOWN AND MULCHED WITH 4" THICK WOOD MULCH.
3. IF ANY TREES THAT ARE NOTED TO REMAIN ARE IN POOR CONDITION WARRANTING REMOVAL, ADDITIONAL PLANT MATERIAL MAY BE REQUIRED TO MEET THE ORDINANCE SCREENING REQUIREMENTS.
4. TREES # 121 - 26 SHALL BE TRIMMED TO A MINIMUM OF 13 FOOT ABOVE EXISTING GRADE.

- 1.) ALL PROPOSED STREET TREES SHALL BE INSTALLED 5 FT MINIMUM FROM SIDEWALKS AND CURBS, AND 30 FT ON CENTER.
- 2.) TREES SHALL BE UNIFORM IN SHAPE AND SIZE TO CREATE A CONTINUOUS ALLEE OF TREES.

1.) AS PER SECTION 22-5.20.G.1 OF THE BINGHAM AVENUE ZONING ORDINANCE, A 25' WIDE TRACT BUFFER SHALL BE REQUIRED. THE WIDTH OF THE BUFFER MAY BE REDUCED TO 20' WHEREVER RETAINING WALLS ASSOCIATED WITH PATIOS ARE PRESENT. THE BUFFER FOR BUILDING 8 MAY BE REDUCED TO 15' FOR THE PATIO RETAINING WALL.

1.) AS PER SECTION 07-010G, 3.3.1 OF THE RUMSON BOROUGH ZONING ORDINANCE, AT THE INTERSECTION OF TWO OR MORE STREETS, NO HEDGE FENCE, SCREENING STRIP, WALL, OR LANDSCAPE IMPROVEMENT, STRUCTURE NOR ANY OTHER OBSTRUCTION TO VISION, BETWEEN ALL POINTS BETWEEN 30 INCHES AND (84) INCHES ABOVE THE CENTER LINE OF THE INTERSECTING STREETS, OTHER THAN A POLE, POST, TREE TRUNK OR SIMILAR VERTICAL OBSTRUCTION, NOT EXCEEDING 18 INCHES IN DIAMETER, SHALL BE PERMITTED WITHIN THE TRIANGULAR CLEAR SIGHT AREA FORMED BY LOT RIGHT-OF-WAY LINES.

3	10/18/2021	PER BOROUGH PLANNING BOARD COMMENTS	TLV	BRD
2	9/24/2021	PER BOROUGH PROFESSIONAL REVIEW COMMENTS	SP	BRD
1	5/21/2021	PER MONMOUTH COUNTY PLANNING BOARD	MWK	BRD
No.	Date	Revision	Revised By	Checked

30                      0                      30                      60

SCALE IN FEET



LANDSCAPING PLAN  
FOR  
PRELIMINARY AND FINAL MAJOR SITE PLAN  
FOR  
LAURISTON PARK  
BLOCK 124, LOT 31  
BOROUGH OF RUMSON  
MONMOUTH COUNTY NEW JERSEY

DATE 01/29/2021	DESIGNED BY: JB	SCALE: 1"=30'	PROJECT NUMBER: 15053.003
DRAWN BY: JB	CHECKED BY: BPD	FIELD BOOK	SHEET: 18 of 27